

Sec. 100.69 Requirements

The Fire Chief has adopted and will implement more stringent requirements to be applied in such Very High Fire Hazard Severity Zones as designated within the City of Auburn as required for the application known as the “Fire Safe Standards”.

Section 2.

Section 100.80 of Chapter 100 of Title IX of the Auburn Municipal Code is amended to read as follows:

Fire Safe Standards

Sec. 100.80 Findings.

- (A) The provisions of this Section are reasonably necessary because of the following local climatic, geographical and topographical conditions:
 - (1) Very high fire hazard severity zones have been identified and adopted by local ordinance pursuant to Government Code Sections 51175 through 51189.
 - (2) The very high fire hazard severity zones are located in areas, which are subject to periodic conditions of high velocity winds and high temperatures with accompanying low humidity.
 - (3) The climatic conditions described above are further accentuated by the topographical features of hill and canyon areas, and the presence of highly combustible vegetation in the identified very high fire hazard severity zones.
 - (4) The conditions described above can make these areas nearly inaccessible and operationally difficult for fire suppression and evacuation activities.

- (5) This Section shall apply to all real property located within City of Auburn areas, which are within the very high fire hazard severity zones designated pursuant to this article.
- (6) The local agency, fire department, at its discretion, may include areas within the City of Auburn not identified as very high fire hazard severity zones, as very high fire hazard severity zones following a finding supported by substantial evidence in the record that the requirements of the Government Code are necessary for effective fire protection within the area.
- (B) High fire hazard severity zones and moderate fire hazard severity zones are also located within the City of Auburn of which contain the type and condition of vegetation, topography, weather and structure density to increase the possibility of conflagration fires.
 - (1) High fire hazard severity zones and moderate fire hazard severity zones are identified as having similar characteristics and conditions as stated in sub-section. 100.80 (A) 1 through 6.
 - (2) Lands surrounding the City of Auburn located in the State Responsibility Area (SRA) have been identified as very high fire severity zones, high fire severity zones, and moderate fire severity zones.
 - (3) The presence of a political boundary identifying Local Responsibility Area (LRA) lands within the City of Auburn, and State Responsibility Area (SRA) lands adjacent to the City of Auburn, do not eliminate the hazard severity or the need for mitigation and therefore shall be treated equally.
- (C) Because of their similar characteristics and conditions stated herein, and the need for consistent applicability of standards to assist in reducing the severity of loss that can occur in all areas of the City of Auburn, high fire hazard severity zones and moderate hazard fire severity

zones within the City of Auburn should be included and considered as very high fire severity zones.

(D) Because of their similar characteristics and conditions stated herein, and the need for consistent applicability of standards to assist in reducing the severity of loss that can occur in all areas of the City of Auburn, the Fire Safe Standards should be applicable to all fire severity zones within the City of Auburn so that consistent conditions and requirements will be applied equally to all areas of fire severity and consistent with adjacent jurisdictions.

(E) These findings are made pursuant to Sections 17958.5 and 17958.7 of the Health and Safety Code.

Section 3.

Section 100.81 of Chapter 100 of Title IX of the Auburn Municipal Code is amended to read as follows:

Sec. 100.81 Definitions

Accessory Building: A building used to shelter or support any material, equipment, or occupancy other than a habitable building.

Building: Any structure used or intended for supporting or sheltering any use or occupancy that is defined in the latest adopted edition of the California Building Code. For the purposes of this article, *BUILDING* includes mobile homes and manufactured homes, churches and day care facilities.

Dead-End Road: A road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.

Defensible Space: The area within the perimeter of a parcel, development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching wildfire or defense against encroaching wildfires or escaping structure fires. The perimeter as used herein is

the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water supplies, street names and building identification, and fuel modification measures.

Development: As defined in Section 66418.1 of the California Government Code.

Driveway: A vehicular access that serves no more than two (2) buildings of no more than two (2) dwelling units, and any number of accessory buildings.

Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

Fuel Modification: An application in which flammable vegetation has been modified by reduction or otherwise, providing reduced fire intensity and duration.

Greenbelts: A facility or land-use, designed for a use other than fire protection, which will slow or resist the spread of a wildfire. Includes parking lots, irrigated or landscaped areas, golf courses, parks, playgrounds, maintained vineyards, orchards or annual crops that do not cure in the field.

Hammerhead/T: A roadway that provides a "T" shaped, three-point turnaround space for emergency equipment, being no narrower than the road that serves it.

Hydrant: A valved connection on a water supply/storage system, having the required number of outlets, with male American National Fire Hose Screw Threads (NH) used to supply fire apparatus and hoses with water.

Occupancy: The purpose for which a building, or part thereof, is used or intended to be used.

One-Way Road: A minimum of one traffic lane designed for traffic flow in one direction only.

Road, Private Lanes: Vehicular access to more than one parcel; vehicular access to no more than three (3) parcels or with no more than three (3) dwelling units.

Roadway: Any surface designed, improved, or ordinarily used for vehicle travel.

Same Practical Effect: As used in this article, means an exception or alternative with the capability of applying accepted fire suppression strategies and tactics, and provisions for firefighter safety, including:

- (a) Access for emergency fire equipment,
- (b) Safe civilian evacuation,
- (c) Signing that avoids delays in emergency equipment response,
- (d) Available and accessible water to effectively attack fire or defend a structure from fire, and
- (e) Fuel modification sufficient for civilian and firefighter safety.

Street: Vehicular access to four (4) or more parcels and or dwelling units and buildings.

Structure: That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner.

Traffic Lane: The portion of a roadway that provides a single lane of vehicle travel.

Turnaround: A roadway, unobstructed by parking, which allows for a safe opposite change of direction for emergency equipment. Design of such area may be a hammerhead/T or terminus bulb.

Turnouts: A widening in a roadway to allow vehicles to pass.

Vertical Clearance: The minimum specified height of a bridge or overhead projection above the roadway.

Very High Fire Hazard Severity Zone: Any geographic area designated pursuant to Government Code Section 51178 to contain the type and condition of vegetation, topography, weather, and structure density to increase the possibility of conflagration fires.

Section 4.

Subsection (I) of Section 100.84 of Chapter 100 of Title IX of the Auburn Municipal Code is hereby amended to read as follows:

(I) Dead-End Roads.

(1) The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths:

- (a) 800 feet - For lots with more than one (1) structure per acre
- (b) 1,320 feet - For lots with not more than one structure per 1.00 - 4.99 acres
- (c) 2,640 feet - For lots with not more than one structure per 5.00 – 19.99 acres
- (d) 5,280 feet - For lots with not more than one structure per 20 acres or greater

(e) All lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply.

(2) Where parcels are 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.

(3) Each dead-end road shall have a turnaround constructed at its terminus.

Section 5.

Section 100.85 of Chapter 100 of Title IX of the Auburn Municipal Code is amended to read as follows:

Sec. 100.85 Signing and Building Numbering, Requirements

To facilitate locating a fire and to avoid delays in response, all newly constructed or approved roads, streets, and buildings shall be designated by names and numbers, posted clearly visible and legible from the roadway.

- (A) Street and Road signs shall be in accordance with Public Work Standards consistent with the City standards and applicable sections of the Auburn Municipal Code.
- (B) Building addressing shall be in accordance with City standards and applicable sections of the Auburn Municipal Code.
- (C) When buildings are over 150 feet of the roadway, the building address shall be posted at the driveway entrance.
- (1) Size of Letters, Numbers, and Symbols for Addresses.
Size of letters, numbers and symbols for residential addresses shall be a minimum 4 inch letter height, 1/2 inch stroke, reflectorized, contrasting with the background color of the sign, and visible from both directions of travel along the road, commercial addresses shall be a minimum 12 inch letter height, 1 inch stroke, reflectorized, contrasting with the background color of the sign, and visible from both directions of travel along the road.

Section 6

Section 100.87 of Chapter 100 of Title IX of the Auburn Municipal Code is amended to read as follows:

Sec. 100.87 Fuel Modification Standards, Requirements

- (A) Reduction of Fire Hazard. Any person who owns, leases, controls, operates, or maintains any dwelling or structure in, upon, or adjoining any mountainous area, forest-covered land, brush-covered land, grass covered land, or any land that is covered with flammable material, which area or land is within fire hazard severity zone shall at all times do all of the following:
 - (1) Defensible Space. Maintain around and adjacent to any building or structure defensible space by removing and clearing away, for a distance of not less than 100 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible

growth. This does not apply to ornamental shrubbery or similar plants that are used as groundcover that do not readily support ignition of fire, and if they do not form a means of rapidly transmitting fire from the growth to any building or structure. Trees shall be permitted within the defensible space provided that the horizontal distance between the crowns of adjacent trees is not less than 10'. Deadwood and litter shall be regularly removed from trees. Tree crowns extending to within 10' of any structure shall be pruned to maintain a minimum horizontal clearance of 10'. Tree crowns within the defensible space shall be pruned to remove limbs located less than 6' above the ground surface.

- (2) Additional Defensible Space. Maintain around and adjacent to any such building or structure additional defensible space by removing all brush, flammable vegetation, or combustible growth which is located from 100 feet to 200 feet from any such building or structure or to the property line, whichever is nearer, as may be required by the Fire Chief if he/she finds that, because of extra hazardous conditions, such application around the building or structure is needed to provide reasonable fire safety. Grass and other vegetation located more than 100 feet to 200 feet from the building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.
- (3) Trees. Remove that portion of any tree that extends within 10 feet of the outlet of any chimney or stovepipe.
- (4) Dead or Dying Wood. Maintain any tree adjacent to or overhanging any building free of dead or dying wood.
- (5) Vegetative Growth. Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.

- (6) Chimney and Stovepipe. Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than one-half inch in size.
- (7) Disposal of Flammable Vegetation and Fuels. Disposal, including chipping, burying, burning or removal to a landfill site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permits.
- (8) Greenbelts. Subdivisions and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically as a separation between wildland fuels and structures. The locations shall be approved by the fire department.
- (9) Fuel Breaks. Fuel breaks such as shaded fuel breaks, vegetation clearance, and other vegetation modification methods shall be required as condition of development for such open space areas and areas that interface between wildland fuels and structures.
- (B) Exceptions to this Section. The provisions of this section shall not apply to any land or water area acquired or managed for one or more of the following purposes or uses:
- (1) Habitat for endangered or threatened species, or any species that is a candidate for listing as an endangered or threatened species by the state or federal government.
- (2) Land kept in a predominantly natural state as habitat for wildlife, plant, or animal communities.

- (3) Open space lands that are environmentally sensitive parklands.
- (4) Other lands having scenic values and declared by the City of Auburn or by state or federal law.
 - (a) This exemption applies whether the land or water area is held in fee title or any lesser interest. This exemption applies to any public agency, any private entity that has dedicated the land or water areas to one or more of those purposes or uses, or any combination of public agencies and private entities making that dedication.
 - (b) This section shall not be construed to prohibit the use of properly authorized prescribed burning to improve the biological function of land or to assist in the restoration of desired vegetation.
 - (c) In the event that any lands adjacent to any land or water area described in subdivision (a) are improved such that they are subject to Government Code Section 51182, the obligation to comply with Section 51182 shall be with the person owning, leasing, controlling, operating, or maintaining the occupied dwelling or occupied structure on the improved lands. All maintenance activities and other fire prevention measures required by Section 51182 shall be required only for the improved lands, not the land and water areas described in subdivision (a).

Section 7.

Section 100.88 of Chapter 100 of Title IX of the Auburn Municipal Code is amended to read as follows:

Sec. 100.88 Fire Resistive Building Standards, Requirements.

Buildings and structures hereafter constructed or relocated into Fire Hazard Severity Zones shall in addition to the requirements of the California Building Code and any other local ordinances, meet the following construction requirements:

(A) Roofing.

- (1) Roofs shall comply with the Auburn Municipal Code.
 - (a) Re-roof standards shall be in accordance with adopted City Ordinance.
- (2) Roof gutters shall be provided with the means to prevent accumulation of leaves and debris in the gutters or, shall be maintained free and clear of leaves and debris in the gutter at all times.

(B) Attic Ventilation.

- (1) Roof and attic vents shall resist the intrusion of flame and embers into the attic area of the structure, and shall be protected by corrosion resistant, noncombustible wire mesh with 1/4-inch openings or its equivalent.
- (2) Vents shall not be installed in eaves or cornices.
 - (a) EXCEPTION. Eave and cornice vents may be used provided they resist the intrusion of flame and embers into the attic area of the structure.
- (3) Eaves and soffits shall be protected by ignition resistant materials or noncombustible construction on the underexposed side. Fascias are required at the end of rafter tails with 2-inch (50.8 mm) nominal dimension lumber to create a “boxed” effect for eaves. Gutters shall not serve as the required fascias.

(C) Exterior Walls.

- (1) Exterior walls shall be approved noncombustible or ignition resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flame and ember.

- (2) Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2-inch (50.8 mm) nominal dimension blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.
 - (3) Exterior wall vents, unless otherwise prohibited by other code provisions, shall resist the intrusion of flame and embers into the structure and vents shall be screened with a corrosion resistant, noncombustible wire mesh with ¼-inch openings or its equivalent.
 - (4) Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire resistance rating of not less than 20 minutes.
 - (5) Exterior door assemblies shall be of approved noncombustible construction, or solid core wood having a fire resistance rating of not less than 20 minutes.
 - (a) EXCEPTION. Noncombustible and treated exterior wood doors used for vehicle access do not need to comply with this requirement.
- (D) Decking and Under floor Protection.
- (1) Decking, stairs, landings, porches, and balconies within 10 feet of any primary structure, shall comply with one of the following:
 - (a) Be constructed of ignition resistant materials.
 - (b) Be constructed with heavy timber, exterior fire retardant treated wood or approved noncombustible materials.
 - (c) Shall pass the performance requirements as set forth by the Office of the State Fire Marshal, California Building Code, Chapter 7A, Section 704A.4.1.1, sub-section 3., a & b.

- (2) Buildings or structures shall have all under floor areas enclosed to the ground with exterior walls in accordance with the exterior wall requirements.
 - (a) EXCEPTION: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior ignition resistant material construction or be heavy timber of not less than one-hour-rated fire-resistive materials.
- (3) When the structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface, the area below the structure shall have all under floor areas enclosed to the ground with exterior walls in accordance with the exterior wall requirements.
 - (a) EXCEPTION: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior ignition resistant material in accordance with the exterior wall requirements.
- (E) Accessory Buildings and Structures.
 - (1) Detached accessory buildings and structures located less than 50 feet from any building used as residential, commercial, recreational, industrial, or educational purposes shall have exterior walls constructed with materials approved noncombustible or ignition resistant material, or shall provide protection from the intrusion of flame and ember.
 - (a) Detached accessory buildings and structures more than 50 feet from any building used as residential, commercial, recreational, industrial, or educational purposes may be constructed of combustible materials provided that 100 feet or more of defensible space is provided and maintained around all structures.

Section 8.

Section 100.89 of Chapter 100 of Title IX of the Auburn Municipal Code is amended to read as follows:

Sec.100.89 Enforcement.

The administration and enforcement of the provisions of this code shall be the responsibility of the Fire Department under the direction and authority of the Fire Chief. The Fire Chief is authorized to issue orders as the authority having jurisdiction necessary for the enforcement of the fire prevention laws and ordinances governing the same and for the safeguarding of life and property from fire.

Section 9.

Section 100.91 of Chapter 100 of Title IX of the Auburn Municipal Code is amended to read as follows:

Sec. 100.91 Public Nuisance.

Any violation of this code may be considered a public nuisance pursuant to Section 38771 of the Government Code.

Section 10.

Section 100.92 of Chapter 100 of Title IX of the Auburn Municipal Code is amended to read as follows:

Sec. 100.92 Conflicting Statutes.

In the instance of conflict between this code and any provision of state law that allows a regional planning agency to regulate very high fire hazard severity zones, standards for buildings, and fuel modification standards, the state statute shall prevail.